

LEGAL DESCRIPTION

GREENBRIAR LAKES SUBDIVISION
PATIO HOMES NO. 2
BEING LOCATED IN THE WEST HALF OF
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

Begin at the southeast corner of the southwest quarter of Section 30, Township 1 South, Range 7 West, thence North 00 degrees 20 minutes 36 seconds West 1520.69 feet with the easterly line of said half section line and along the westerly line of Section "J" (First Revision) Greenbrook Subdivision to a point at the southeast corner of Section "B" Greenbriar Lakes Subdivision; thence South 89 degrees 39 minutes 34 seconds West 50.0 feet with the southerly line of Section "B" of said subdivision to the True point of Beginning for the herein described tract; thence continue South 89 degrees 39 minutes 34 seconds West 255.45 feet with the southerly line of Section "B" to a point; thence South 35 degrees 15 minutes 13 seconds West 119.56 feet with a westerly line of Section "B" to a point; thence North 40 degrees 41 minutes 21 seconds West 67.36 feet with the westerly line of Section "B" Greenbriar Lakes to a point; thence South 89 degrees 23 minutes 49 seconds West 13.29 feet to a point; thence South 40 degrees 41 minutes 21 seconds East 61.44 feet to a point; thence South 00 degrees 36 minutes 11 seconds East 63.00 feet to a point; thence South 18 degrees 30 minutes 03 seconds West 58.28 feet to a point in the north right-of-way of Carol Cove, said point having a curve to the left and a radius of 92 feet and a length of 30.68 feet along the north right-of-way of Carol Cove; thence South 89 degrees 23 minutes 44 seconds West 65.00 feet along the north right-of-way of said cove to a point of curvature to the right having a radius of 25 feet and a length of 39.27 feet to a point in the east right-of-way of Greenbriar Drive; thence South 00 degrees 36 minutes 11 seconds East 80.00 feet to a point of curvature to the right having a radius of 25 feet and a length of 39.27 feet to a point on the south right-of-way of Carol Cove; thence North 89 degrees 23 minutes 44 seconds East 65.00 feet along the south right-of-way of Carol Cove to a point of curvature to the right having a radius of 62 feet and a length of 46.07 feet to the point of tangency; thence South 09 degrees 04 minutes 10 seconds East 49.19 feet to a point; thence South 00 degrees 36 minutes 11 seconds East 35.00 feet to a point; thence South 59 degrees 30 minutes 20 seconds East 397.20 feet to a point; thence North 00 degrees 20 minutes 26 seconds West 539.36 feet to the True point of Beginning, containing 4.45 acres.

DATE: APRIL 14, 1989

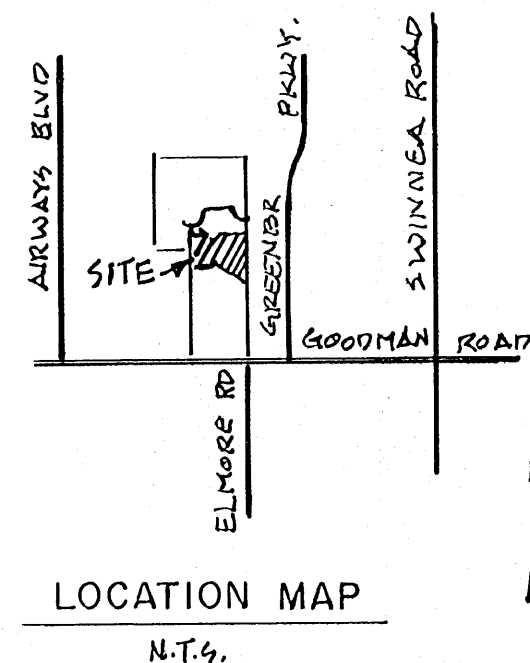
RESTRICTIVE COVENANTS

These covenants, limitations, and restrictions are to run with the land and shall be binding on all persons claiming under them until September 1, 1996, at which time said covenants, limitations and restrictions shall be automatically extended for successive ten (10) year periods unless by a vote of the majority of the then owners of lots in this subdivision it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any other person or persons owning any real estate situated in this subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, limitations or restrictions, and either to prevent him or they from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants, limitations or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All numbered lots to be for residential use only and are not to be resubdivided into smaller lots.
2. Minimum front yard set back to be twenty five (25) feet.
3. Lot 84 is the common area and belongs to the Greenbriar Patio Homes Association.
4. No porches or open carports may be enclosed without a permit from the proper authorities of the city of Southaven.
5. An unattached accessory building not for living purposes may be erected in the rear yard, AND SHALL CONFORM TO THE COLOR & MATERIAL STYLE OF THE DWELLING UNIT.
6. The minimum ground floor area of one-story residences, exclusive of open porches, garages or carports shall be 1200 square feet and for two-story residences the minimum ground floor area, exclusive of open porches, garages or carports, shall be 800 square feet.
7. No noxious or offensive trade or activity shall be carried on upon any lot in this subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. There is a perpetual easement as shown on the record plan of subdivision reserved for utility installation and maintenance and drainage.
9. No chain link or any type -- fence shall be permitted on any Lot from the street property line to the building line.
10. Iron pins are set on all Lot corners except front corners where chisel marks are made on curbs.
11. The platted property is subject to those covenants, restrictions and easements as set forth in document filed of record in book 227, page 167, and as maybe otherwise amended from time to time, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which document reference is hereby made. Any property owner shall be bound by the terms of said document including, without limitation, the obligation to be a member of the Greenbriar Patio Homes Association.



OWNER'S CERTIFICATE

I, GREG MAXIE, authorized representative of the owner of the property, hereby adopt this as my plan of subdivision and dedicate the right-of-way for the roads and parks as shown on the plat of the subdivision to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify that I am the owner in fee simple of the property and that no taxes have become due and payable. This the 14th day of January, 1990.

Signature of Owner

NOTARY'S CERTIFICATE

State of MISSISSIPPI, County of DE SOTO

This day personally appeared before me the undersigned authority in and for said County and State, GREG MAXIE, who acknowledged that he/she signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 14th day of January, 1990. My commission expires: DE SOTO COUNTY, MISSISSIPPI

Sherry W. Remick
Notary Public

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 25th DAY OF July, 1988.

ATTEST:

E. Daniel Shumbe
SECRETARY

John D. Sanders
CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF Southaven, MISSISSIPPI, THIS THE 16th DAY OF August, 1988.

ATTEST:

Marlene Sprinkle
CITY CLERK

J. B. Cates
MAYOR

STATE OF Miss
COUNTY OF DeSoto

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O' CLOCK P M., ON THE 16th DAY OF Jan, 1990, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 35 AT PAGE 16.

W. E. Davis
CHANCERY COURT CLERK
Ray D. Graham, D.C.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SOWN HEREON AND THE PLAT OF SAID IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME

Ben W. Smith
BEN W. SMITH - CIVIL ENGINEER
AND
PE 5930
LS. 1909
STATE OF MISSISSIPPI

ZONING NOTE:

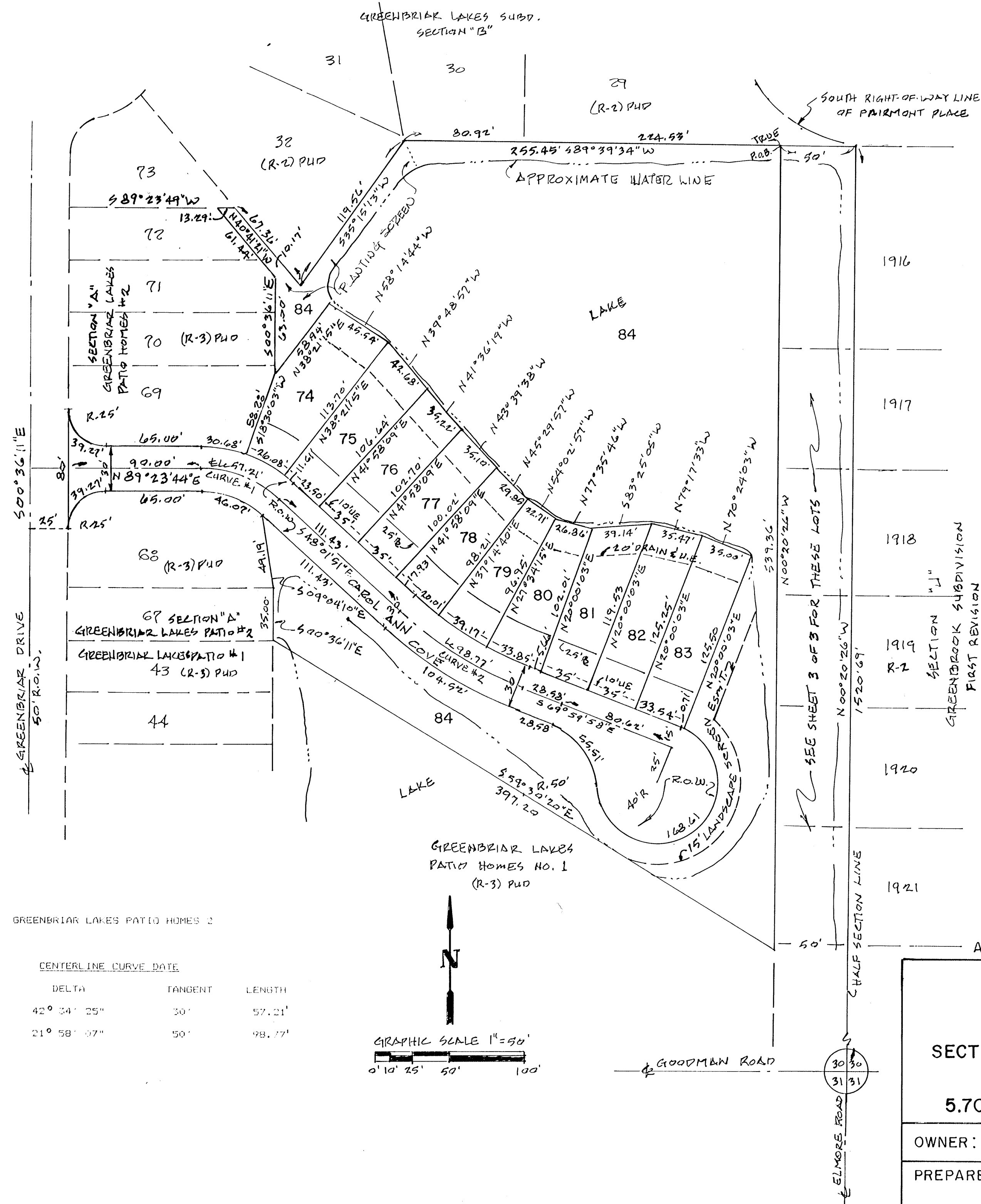
1. LOTS 74 THRU 84 ARE ZONED R-3. (SHEET 2 OF 3).
2. LOTS 194 THRU 206 ARE ZONED R-2. (SHEET 3 OF 3).

SECTION "B"
GREENBRIAR LAKES
PATIO HOMES NO. 2
SECTION 30, TOWNSHIP 1 S., RANGE 7 W.
SOUTHAVEN, MISSISSIPPI
5.70 ACRES, 24 LOTS, ZONED PUD
OWNER: GREG MAXIE (LOTS 74 THRU 84)

PREPARED BY: SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS. 38671

DATE: APRIL 1989

SHEET 1 OF 3



SECTION "B"
GREENBRIAR LAKES
PATIO HOMES NO.2
SECTION 30, TOWNSHIP 1 S., RANGE 7 W.
SOUTHAVEN, MISSISSIPPI
5.70 ACRES, 24 LOTS, ZONED PUD

OWNER: GREG MAXIE (LOTS 74 THRU 84)

PREPARED BY SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MS. 38671

DATE: APRIL 1989

RESTRICTIVE COVENANTS
LOTS 194 THROUGH 206

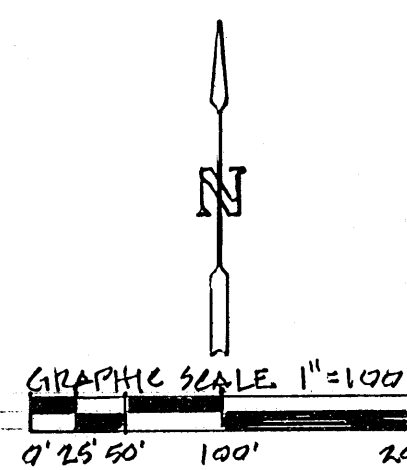
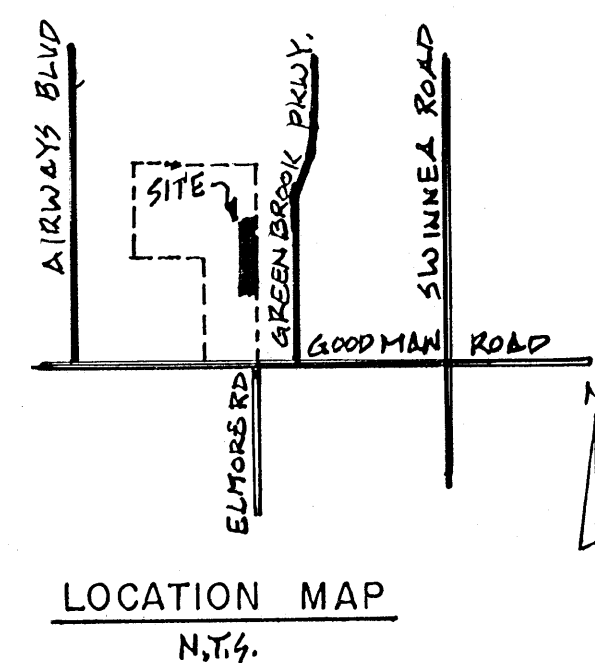
1. No fencing of any type will be allowed on the west lines of each lot.
2. No building, structure and or shed will be permitted on these lots.
3. These lots are available for sale and can be sold only to the adjacent property owner to the east in Section "J", Greenbrook Subdivision First Revision.
4. Access to the lake is limited to their rear property line along the water line only.

LEGAL DESCRIPTION

SECTION "B"
GREENBRIAR LAKES PATIO HOMES NO. 2
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

Beginning at the southeast corner of southwest quarter of Section 30, Township 1 South, Range 7 West, Southaven, Mississippi, thence North 00 degrees 20 minutes 26 seconds West 425.69 feet to the True Point of Beginning; thence North 83 degrees 54 minutes 01 seconds West 50.32 feet to a point; thence North 00 degrees 20 minutes 26 seconds West 1089.26 feet to a point; thence North 89 degrees 39 minutes 34 seconds East 50 feet to a point on the west line of Greenbrook Subdivision Section "J"; thence South 00 degrees 20 minutes 26 seconds East 1095.00 feet to the True Point of Beginning containing 1.25 acres of land.

DATE: APRIL 19, 1989



LOT 7
FIRST ADD. GREENBRIAR
LAKES COMM. SUBD.

LOT 6
FIRST ADD. GREENBRIAR
LAKES COMM. SUBD.

LOT 1 GREENBRIAR
LAKES COMM. SUBD.

SECTION "B"
GREENBRIAR LAKES SUBD.

FOR CONTINUATION
SEE SHEET 2 OF 3.

LOT 84
SECTION "B" GREENBRIAR LAKES
PATIO HOMES NO. 2

LOT 50
GREENBRIAR LAKES SUBD
PATIO HOMES NO. 1
ZONED PUD (R-3)

LOT 1 GREENBRIAR
LAKES COMM. SUBD.

TRUE
POINT
OF BEGINNING

SECTION LINE

GREENBROOK PARKWAY (66' ROW)

OF FAIRMONT PL.

OWNER'S CERTIFICATE

I, HAL GUTHRIE OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BEEN AND PAYABLE. THIS THE 15 DAY OF Aug, 1989.

Hal W. Guthrie
SIGNATURE OF OWNER OR REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, Hal W. Guthrie, WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 15th DAY OF August, 1989.

MY COMMISSION EXPIRES: 4-7-93

Sherry W. Bennett
NOTARY PUBLIC

ALL LOTS SHOWN ON THIS SHEET ARE ZONED R-2.

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GREENBRIAR LAKES
PATIO HOMES NO. 2
SECTION 30, TOWNSHIP 1 S., RANGE 7 W.
SOUTHAVEN, MISSISSIPPI
5.70 ACRES, 24 LOTS, ZONED PUD

OWNER: HAL GUTHRIE (LOTS 194 THRU 206)

PREPARED BY SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS. 38671

DATE: APRIL 1989

SHEET 3 OF 3